

**ECONOMIC DEVELOPMENT AUTHORITY  
OF THE CITY OF CHESAPEAKE  
THURSDAY, August 18, 2022**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, August 18, 2022, at 3:00 p.m. at Summit Pointe, 555 Belaire Avenue, Suite 310, Chesapeake, VA 23320.

**MEMBERS PRESENT:** Vonda W. Chappell, Chair  
Kevin J. Cosgrove, Vice Chair  
Dawn Matheson, Treasurer/Assistant Secretary - *via remote telephone connection*  
Patrick L. Reynolds, Member  
John Maddux, Member  
Luis Jimenez, Member  
Michael Malone, Member  
Tonya Gill, Member

**MEMBER(S) ABSENT:** M. Bradley Brickhouse, Secretary

**ALSO PRESENT:** Steven C. Wright, Executive Secretary

**COUNSEL PRESENT:** John Sawyer, WRG PC, EDA Counsel

**CED STAFF PRESENT:** Ben White; Preston Wilhelm; Lloyd Jackson; Sherry Barnette; Tim Howlett; Curtis Cobert; Constantia Matthews; Kerstin Plarr; Stephanie Howell

**GUESTS PRESENT:** Sam Sasser, President, CMI; Gregg Sasser, Parcel Development; Randy Royal, Principal, Kimley Horne; Brian Solis, Deputy City Manager; Jay Stroman, City Attorney

**CALL TO ORDER:** Ms. Vonda Chappell, Chair, declared a quorum present, and called the meeting to order.

**SPECIAL PRESENTATION:**

Mr. Preston William introduced Mr. Sam Sasser of Construction Managers Inc., and Mr. Grant Sasser of Parcel Development to present an overview of the development plan for the EDA owned property at Chesapeake Square Mall.

Mr. Sam Sasser shared the plan for this property is a 27,000 sq ft outpatient medical facility to serve the veterans of the Chesapeake Community. Mr. Sasser presented the site plan detailing specific aspects of the VA Community Based Outpatient Clinic (CBOC) including the expected traffic pattern. Mr. Sasser expressed the company's desire to be a part of the community as well as source building materials from within the community.

Mr. Gregg Sasser presented a slide show featuring several of the company's completed VA medical facilities located around the country. In addition, he provided an overview of their company's culture emphasizing a commitment to sustainability.

**MEETING MINUTES:**

After a review of the July 21, 2022 Meeting Minutes, Mr. Michael Malone made a motion; seconded by Mr. Luis Jimenez, to accept the minutes from the July 21, 2022 meeting. The motion was approved unanimously.

**TREASURER’S REPORT(S):**

Mr. Steven Wright presented the treasurer’s report for July 2022. No other questions or concerns were expressed; therefore, Chair Vonda Chappell declared July 2022 Treasurer’s Report filed for audit.

**INVOICES:**

All the invoices were approved budgeted invoices.

**UNFINISHED BUSINESS:**

**ECONOMIC DEVELOPMENT UPDATE:**

Mr. Steven Wright updated in August the CED staff had the opportunity to attend two ribbon cutting events; one for AVMAC located in the Oakbrooke Business & Technology Center, and one for MEB (Middle Eastern Builders) located in the Cavalier Industrial Park.

In addition, Mr. Wright reported at last week’s City Council Meeting CED recognized Chesapeake’s Small Business of the Year, Freedom Street Partners, as well as Chesapeake’s Business of the Year, Plasser American.

**THREE OAKS AT GREENBRIER COMMERCE PARK:**

Mr. Wright reported there continues to be significant interest in Three Oaks and advised the meeting will continue and conclude with a tour of the site.

**OAKBROOKE BUSINESS & TECHNOLOGY CENTER UPDATE:**

Mr. Tim Howlett updated CED is in the process of finalizing the plat for the sale of the portion of land to the rear of ALM in the Southeastern Expressway. In addition, JRC Mechanical has signed the *First Right of Refusal* for lot 25.

**WESTERN BRANCH UPDATE:**

Mr. Tim Howlett advised a Design and Develop Work Order needs to be approved by the EDA for the Portsmouth Boulevard Gateway Capital Project to improve all the medians in the Portsmouth corridor. Mr. Kevin Cosgrove made a motion to approve the expenditures referenced for the design of the Portsmouth Boulevard Corridor Project; seconded by Mr. Patrick Reynolds. The motion was unanimously approved.

**COMMITTEE REPORTS:**

Mr. Steven Wright advised the election of the EDA officers, specifically Chair, Vice Chair, Treasurer/Assistant Secretary, and Secretary, is typically made in September, and goes into effect at the October meeting. Chair Vonda Chappell appointed Mr. Brad Brickhouse and Mr. Patrick Reynolds to the Nominating Committee to vet the four positions.

**EXECUTIVE SESSION:**

Mr. John Sawyer, EDA Counsel, stated the EDA may wish to consider a motion to conduct a closed meeting for discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining or negotiating position of the Economic Development Authority (EDA), specifically for potential acquisition of real property for economic development purposes and the disposition of publicly held real property all as permitted by Sections 2.2-3711(A) (3) of the Code of Virginia.

Mr. Luis Jimenez made a motion; seconded by Mr. John Maddux to go into Executive Session. The motion was unanimously approved.

Mr. John Maddux made a motion; seconded by Mr. Michael Malone to leave Executive Session. The motion was unanimously approved.

Mr. John Sawyer, EDA Counsel, stated the EDA may wish to consider a motion to certify that to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed and only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered. The certification was approved, and the Executive Session was closed unanimously via a roll call vote.

**FOR YOUR INFORMATION:**

- August 23, 2022 – Fairbanks Morse Defense Ribbon Cutting
  - 733 Curtis Saunders Court 9:00 am – 10:30 am
- September 15, 2022 – First Citizen of Chesapeake
  - Chesapeake Conference Center 6:00 pm Reception and 7:00 pm Banquet & Presentation
- October 8, 2022 - 12<sup>th</sup> Annual Wine Festival
  - Chesapeake City Park 12:00 pm – 6:00 pm
- December 15, 2022 – Economic Development Holiday Open House
  - Summit Pointe 2<sup>nd</sup> Floor 4:00 pm

**THREE OAKS SITE TOUR:**

Three Oaks Site Tour with multiple Authority members.

**ADJOURNMENT:** There being no further business to discuss, it was the consensus to adjourn the meeting.



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Steven C. Wright  
Executive Secretary

Minutes provided by Jude Jackson